



4 Avon Crescent | £450,000  
Halterworth, Romsey, Hampshire, SO51 5PY





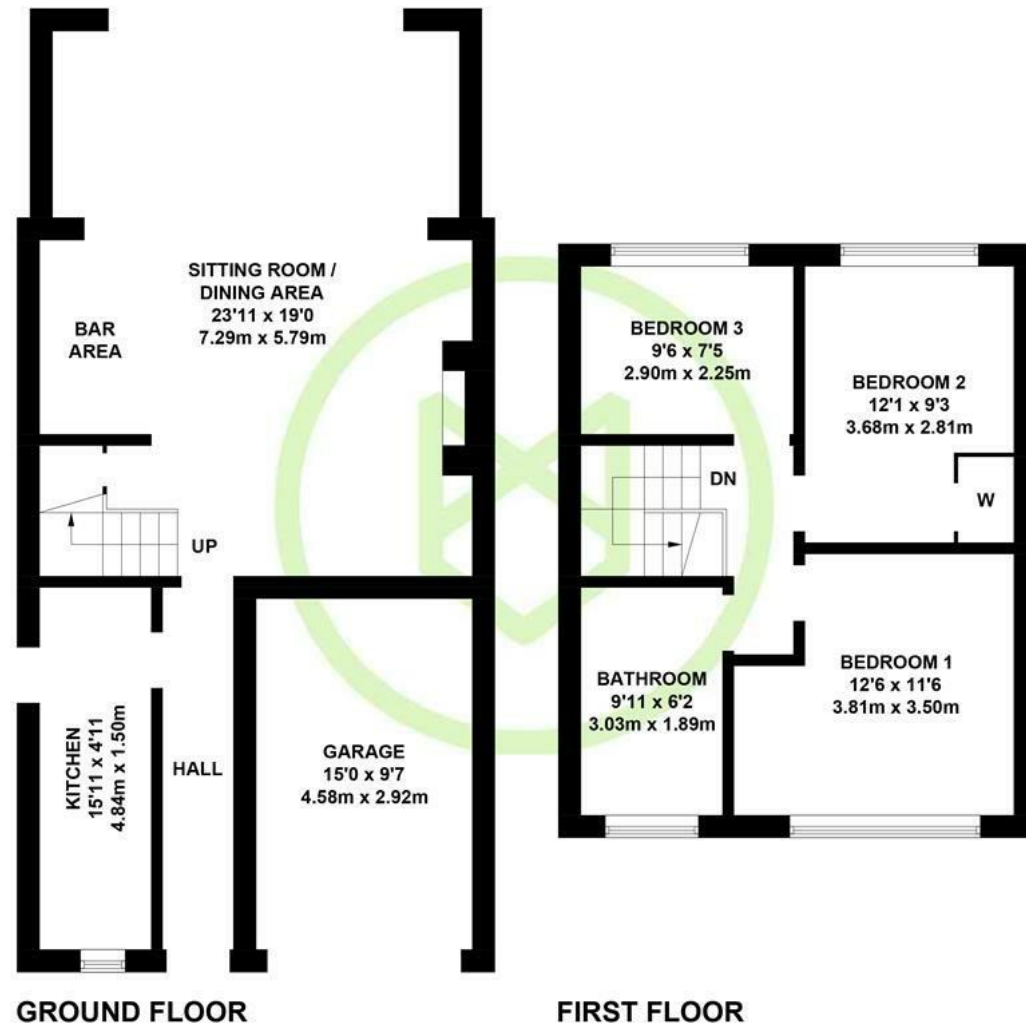
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Halterworth, Romsey, Hampshire, SO51 5PY

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## Summary

A well-presented and thoughtfully extended semi-detached home, set in the popular Halterworth area. The property offers a bright, open-plan living and dining space to the rear, complete with bi-fold doors opening onto the garden, alongside a modern, well-fitted kitchen. Upstairs, there are three bedrooms and a stylish four-piece bathroom. Outside, the property benefits from a neatly landscaped, enclosed west-facing garden, with driveway parking to the front and a garage.



APPROXIMATE GROSS INTERNAL AREA  
GROUND FLOOR = 585 SQ FT / 54.4 SQ M  
FIRST FLOOR = 458 SQ FT / 42.6 SQ M  
GARAGE = 146 SQ FT / 13.6 SQ M  
TOTAL = 1189 SQ FT / 110.6 SQ M  
Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1296742)

## Features

- Extended semi-detached house
- Three bedrooms
- Open plan sitting/dining area with bi-folding doors
- Driveway parking leading to garage
- Landscaped rear garden enjoying a westerly facing aspect
- Positioned within the sought after district of Halterworth
- Catchment for Halterworth Primary and The Mountbatten Secondary Schools

## EPC Rating

Energy Efficiency Rating  
Current D  
Potential C

# 4, Avon Crescent, Halterworth, Romsey, Hampshire, SO51 5PY

## Ground Floor

Upon entering, the entrance hall provides access to both the kitchen and the sitting/dining area. The kitchen is smartly presented with a range of modern wall and base units, offering ample storage, along with plumbing for a washing machine, space for a fridge/freezer, and a selection of integrated appliances including a dishwasher, oven and hob with extractor above; a convenient door also leads out to the side of the garden. To the rear of the property, the extended open plan sitting/dining area forms the true heart of the home, a wonderfully sociable and light-filled space featuring a breakfast bar, a useful understairs storage cupboard, and an open fire creating a charming focal point, while bi-folding doors open seamlessly onto the rear garden, perfect for indoor-outdoor living and entertaining.

## First Floor

The first floor landing provides access to all three bedrooms and the family bathroom. The principal bedroom is a well-proportioned double, featuring a large window overlooking the front aspect, allowing for plenty of natural light. Bedroom two is also a comfortable double, enjoying a pleasant outlook over the rear garden, while bedroom three offers a versatile single room, ideal as a nursery, guest room or study. The family bathroom is beautifully appointed and presented in immaculate condition, boasting elegant floor-to-ceiling tiling, a generous walk-in shower, a stylish roll top bath, WC and wash basin, creating a luxurious and relaxing space.

## Outside

The enclosed rear garden enjoys a desirable westerly aspect, making it an ideal spot to catch the afternoon and evening sun. A spacious adjoining patio provides the perfect setting for outdoor seating and entertaining, complemented by an additional area of decking, while the remainder is predominantly laid to lawn, offering a pleasant and versatile space. A side gate provides convenient pedestrian access to the front of the property.

## Parking

Driveway parking leading to garage

## Location

The quiet, family district of Halterworth is located on the east side of Romsey town. It sits approximately 1.5 miles from Romsey centre and 1.4 miles from Romsey train station, offering exceptionally easy access to the town's various amenities and simple transport to other major cities in the south. There are also frequent bus routes through Halterworth, such as services to Romsey, Winchester, and to Southampton. More locally, Halterworth offers a handy convenience store in the centre of the district as well as various greenery such as Tadburn Meadows Nature Reserve.

## Tenure

Freehold

## Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

## Heating

Gas

## Infant and Junior School

Halterworth Primary School

## Secondary School

The Mountbatten Secondary School

## Council Tax

Test Valley - Band C

## Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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